

LANGUAGE THAT MUST BE INCLUDED IN THE WRITTEN LEASE FOR SHORT-TERM RENTALS

In accordance with the Talbot County Code, Section Chapter 190, use of a primary dwelling unit for the purpose of commercial transient rental must comply with the following rules and regulations:

1. Use of this unit for commercial rental is subject to annual licensure by the Talbot County Office of Planning and Zoning.
2. This commercial rental is required to comply with the following codes, regulations and requirements administered by the Talbot County Health Department and the State of Maryland Department of Health and Mental Hygiene;
 - a. COMAR 26.04.02 – On-site sewage disposal systems
 - b. COMAR 26.04.04 – Water Supply
 - c. COMAR 10.17.01 – Semi-public pools and spas
3. This unit shall comply with the Council of American Building Officials, One And Two Family Dwelling Code, 1995 Ed., as amended, Sections 310 (Exits), 316 (Smoke Detectors) and shall be equipped with fire extinguishers in the kitchen and any other area in which flammable or combustible materials are kept or stored.
4. Maximum occupancy of this rental unit is _____ (*the lesser of twelve persons or two persons per bedroom excluding infants under eighteen months*)
5. Subleasing of this unit is prohibited
6. This unit, the property or any associated appurtenances shall not be used for any wedding, reception, banquet, corporate retreat, fundraiser or similar activity.
7. All pets (if allowed) shall be leashed or confined at all times
8. Parking shall be off-street only.
9. Noise levels shall comply with the requirements of the Talbot County Zoning Ordinance, Section 19.10(aa).